

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		LUBLIN ST, ARLINGTON

OWNERSHIP

Owner 1:	TEJADO-IMAM BADRE			
Owner 2:	TEJADO SARA TERESA			
Owner 3:				
Street 1:	14 LUBLIN ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

PREVIOUS OWNER

Owner 1:	FLAHERTY JULIANN M. -		
Owner 2:	-		
Street 1:	14 LUBLIN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4392		Sq. Ft.	Site		0	70.	1.26	6									386,231						386,200	
Total AC/HA:	0.10083			Total SF/SM:	4392		Parcel LUC:	101	One Family			Prime NB Desc	ARLINGTON							Total:	386,231		Spl Credit			Total:	386,200

EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	1H	- 1 & 1/2 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BEIGE	
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1960	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G19	Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	S	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	20 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Frpl:	1	Rating: Average
WSFlue:		Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:		
% Own:		
Name:		

DEPRECIATION

Phys Cond:	GV	- Good-VG	10.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			10.8%

CALC SUMMARY

Basic \$ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.33917296
Adj \$ / SQ:	198.867
Other Features:	94040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391206
Depreciation:	42250
Depreciated Total:	348955

COMMENTS

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RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 6		BRs: 3		Baths: 2		HB						

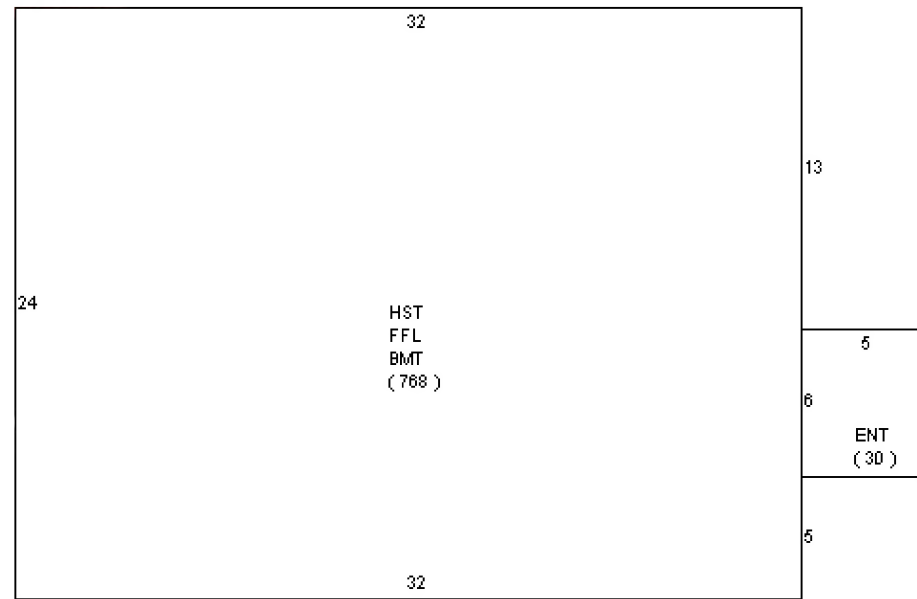
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	768	87.250	67,010	
FFL	First Floor	768	198.870	152,730	
HST	Half Story	384	198.870	76,365	
ENT	ENTRY	30	35.350	1,061	
Net Sketched Area:		1,950	Total:	297,166	
Size Ad	1152	Gross Area	2334	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA		50	G

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						
19	Patio	D	Y	1	10X14	A	AV	2010	4.93	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Features:		Total:	600
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IMAGE

AssessPro Patriot Properties, Inc

